



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

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**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MARCH 21, 2016, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS: NONE

IV. NEW BUSINESS:

1. Z201603 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for installation of roof mounted solar panels on property located at 49 Main Street, (Center Elementary School) APN 128-020-0000 in a C (Commercial) Zone.
2. Z201604 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for the installation of roof mounted solar panels on property located at 46 Middle Butcher Road (Ellington Middle School), APN 028-022-0000 in an R (Residential) Zone.
3. Z201605 – Town of Ellington, owner/Ellington Public Schools, applicant for a Site Plan Modification for the installation of roof mounted solar panels on property located at 59 South Road (Crystal Lake Elementary School), APN 064-015-0000 in a LR (Lake Residential) Zone.
4. Z201606 – Ellington Congregational Church, owner/applicant, request for a site plan modification for the construction of 40 additional parking spaces and associated site improvements on property located at 72 Main Street, APN 063-040-0000 in C (Commercial) and R (Residential) Zones.
5. Z200522 – Request from T&M Building Co for a performance bond reduction to \$384,800 for the development known as Center Village on the south side of Maple Street, APN 073-014-0000.
6. Z200724 - Request from Nutmeg Industrial Park, LLC for an extension of Site Plan Approval to July 30, 2021 (initially approved on July 30, 2007) for property located at 10 Nutmeg Drive, APN 017-022-0005.

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!

7. S201601 – William Hoboth, owner/applicant, for a 1-lot resubdivision on property located on the east side of Pinnacle Road, APN 075-020-0000 in an RA (Rural Agricultural) Zone. **(RECEIPT & SCHEDULING OF HEARING)**
8. Z201607 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.5.2, Expiration of Permit – Earth Excavation. **(RECEIPT & SCHEDULING OF HEARING)**
9. Z201608 – Josh Virkler, owner/applicant, request for a zone change from Commercial/Residential to Commercial on property located at 75 West Road, APN 019-007-0000. **(RECEIPT & SCHEDULING OF HEARING)**
10. Z201609 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14-3(B) – Farm Stores and Section 10.2 – Definitions. **(RECEIPT & SCHEDULING OF HEARING)**

V. ADMINISTRATIVE BUSINESS:

1. Approval of February 22, 2016 Meeting Minutes.
2. Correspondence/Discussion:
 - a. Informal discussion with Andrew LaRoche of LaRoche Builders regarding possible redevelopment of 47 & 55 West Road.
 - b. Discussion regarding possible amendments to Section 7.14 – Agricultural Uses of the Ellington Zoning Regulations to consider the keeping of chickens and small stock on property less than three (3) acres.

VI. ADJOURNMENT:

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